

MAPLEWOOD AUTO-MALL

2529 WHITE BEAR AVE
MAPLEWOOD, MINNESOTA 55109

PROJECT TEAM

OWNER:
MAPLEWOOD AUTO MALL

2529 WHITE BEAR AVENUE
MAPLEWOOD, MN 55109
CONTACT: SHAWN COOPER
PHONE: (651) 777-0088

ARCHITECT:
SPERIDES REINERS ARCHITECTS, INC.

4200 WEST OLD SHAKOPEE ROAD
SUITE 220
BLOOMINGTON, MN 55437
CONTACT: NICK SPERIDES
PHONE: (952) 996-9662
FAX: (952) 996-9663
EMAIL: nsperides@srarchitectsinc.com

SURVEYOR:
SUNDE LAND SURVEYING, LLC

9001 E. BLOOMINGTON FREEWAY, SUITE 118
BLOOMINGTON, MN 55420
CONTACT: SUE TARASAR
PHONE: (952) 881-2455

CONTRACTOR:
KRAUS-ANDERSON CONSTRUCTION

8625 RENDOVA STREET P.O. BOX 158
CIRCLE PINES, MN 55014
CONTACT: JAKE BOERBOON
PHONE: (612) 305-2934

SHEET INDEX

A0 - TITLE SHEET

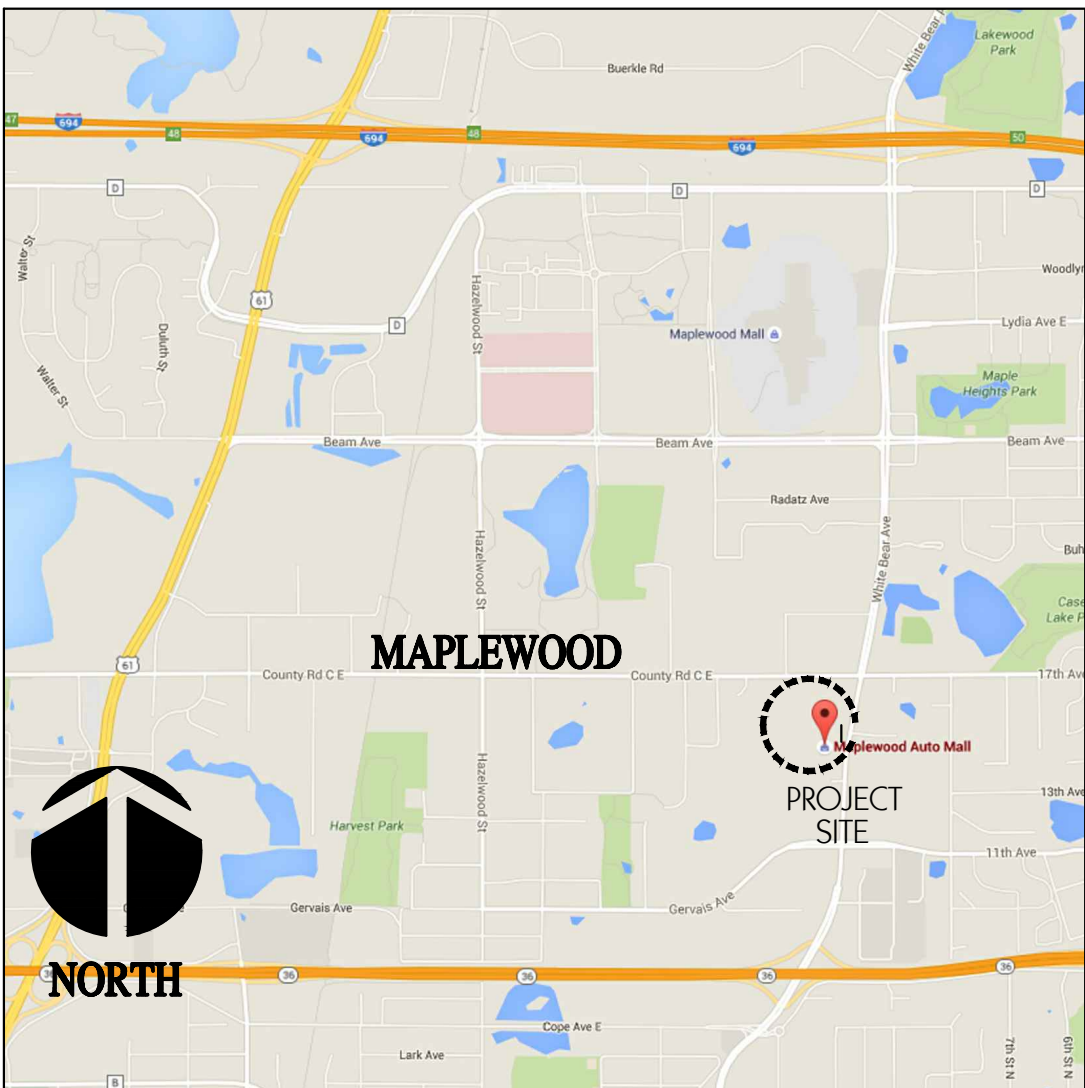
SURVEY:

1 OF 1 - BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

ARCHITECTURAL:

- L1 - LANDSCAPE PLAN
- A1 - SITE AND LANDSCAPE PLAN
- A2 - FLOOR PLAN
- A3 - EXTERIOR ELEVATIONS

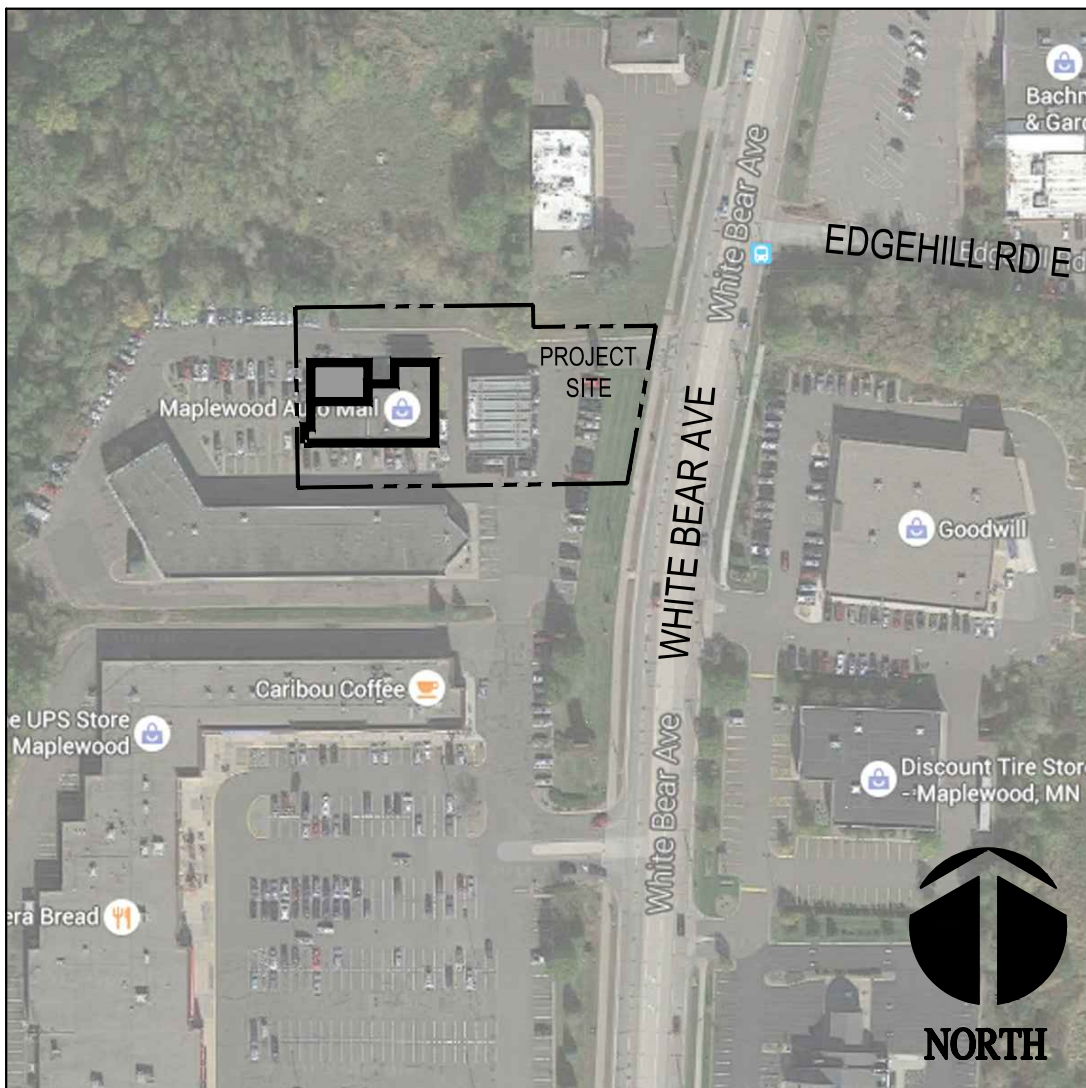
LOCATION MAP



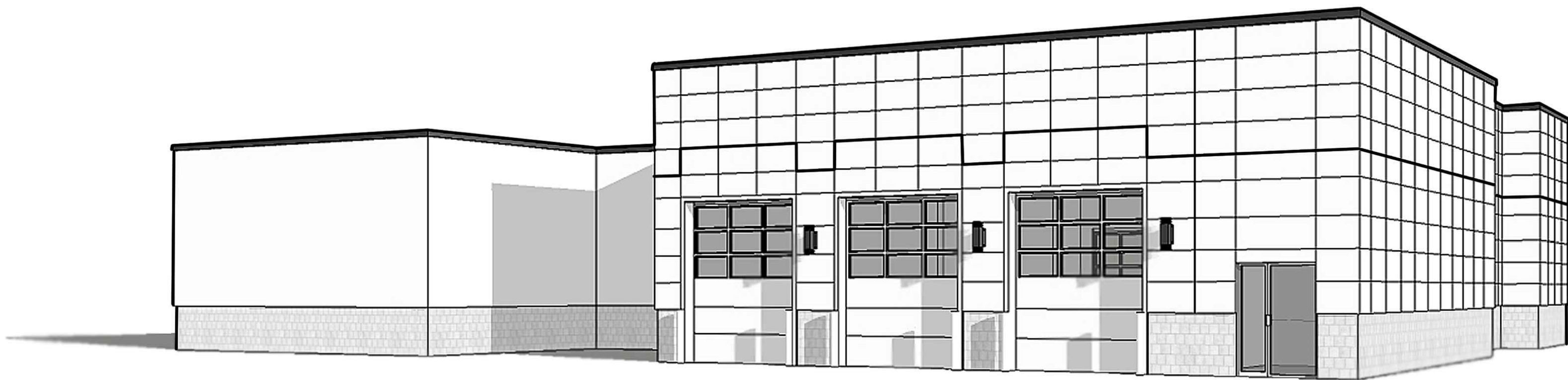
MECHANICAL / ELECTRICAL DRAWINGS:

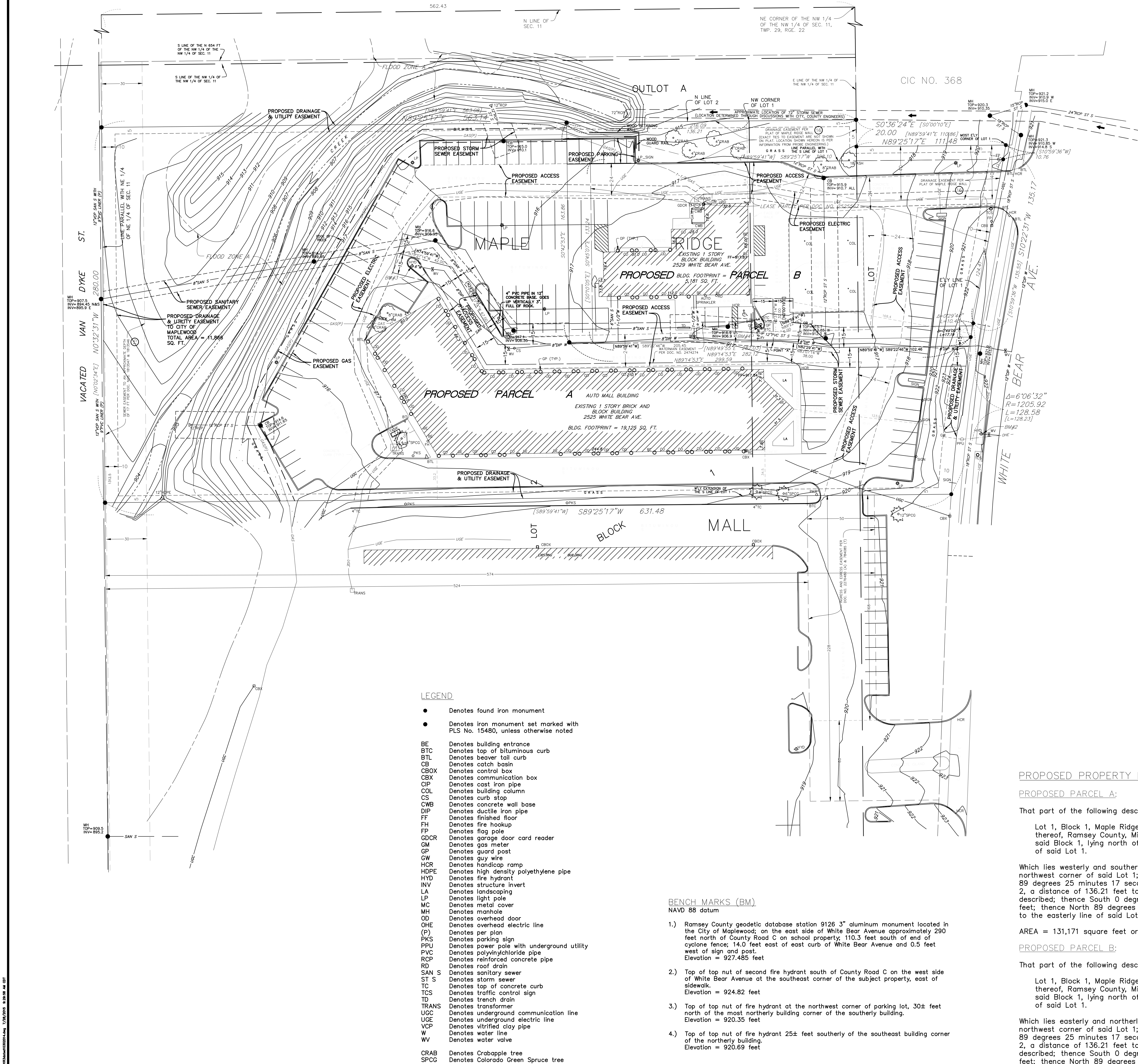
** DESIGN BUILD MECHANICAL, PLUMBING & ELECTRICAL
DRAWINGS TO BE PROVIDED BY GENERAL CONTRACTOR

SITE KEY MAP



PROJECT IMAGE





DESCRIPTION OF PROPERTY SURVEYED
(Per Stewart Title Guaranty Company Commitment for Title Insurance File No. 01040-5819, effective date June 11, 2014)

Lot 1, Block 1, Maple Ridge Mall, according to the recorded plat thereof, together with that part of Lot 2 of said Block 1, lying North of the Westerly extension of the South line of Lot 1 of said Block 1, Ramsey County, Minnesota. Together with an easement for ingress and egress purposes reserved in Quit Claim Deed dated 7-30-1985, filed 7-31-1985, as Document Nos. 2276480 (A) and 784085 (T) over the South 60 feet of the North 228.00 feet lying East of the West 524.00 feet, together with the East 50.00 feet of the West 574.00 feet of the North 168.00 feet of the following described property:

That part of Lot 2, Block 1, Maple Ridge Mall, according to the recorded plat thereof, lying South of the South line of Lot 1 of said Block 1 and the Westerly extension thereof.

Property type is: Abstract

PLAT RECORDING INFORMATION

The plat of MAPLE RIDGE MALL was filed of record on July 26, 1985, in Book 98 of Plats, Pages 16 and 17, as Document No. 2275427.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Stewart Title Guaranty Company Commitment for Title Insurance File No. 01040-5819, effective date June 11, 2014, was relied upon as to matters of record.

Schedule B Exceptions:

- ① Exceptions are indicated on survey with circled numbers where applicable.
10. Subject to the rights of the public to existing roads as laid out and traveled.
15. As to Lot 2:
Easement for sewer main to the City of Maplewood over the West 30 feet as per Grant dated 11-17-1971, recorded 11-22-1971, as Document No. 1813547, and as per Grant dated 11-5-1971, recorded 11-22-1971, as Document No. 1813546. [shown on survey]
16. Drainage easement over the Northeastly corner of Lot 2 and over the Northerly portion of Lot 1 as per the recorded plat. [shown on survey]
18. Rights of the public in the creek crossing the subject property.

GENERAL NOTES

- 1.) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- 2.) No indication of wetland delineation by a qualified wetland specialist has been located or observed on site.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 141780442.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD_ZONE NOTES

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone A (Special Flood Hazard Areas (SFHAs) Subject to Inundation by the 1% Annual Chance Flood - No Base Flood Elevations determined) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2703780044G, dated June 4, 2010. This information was obtained from the FEMA Map Service Center web site.
- 2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

ZONING NOTE

- 1.) Zoning information obtained from the City of Maplewood web site, Zoning Map created May 2014.
- The subject property is zoned BC Business Commercial.

AREA

Area = 180,450 square feet or 4.142 acres

PARKING COUNT

Parking within current Lease area = 18 Regular, 1 Handicap, 19 Total

Parking over area outside of current Lease area = 101 Regular, 0 Handicap, 101 Total

PROPOSED PROPERTY DESCRIPTIONS

PROPOSED PARCEL A:

That part of the following described property:

Lot 1, Block 1, Maple Ridge Mall, according to the recorded plat thereof, Ramsey County, Minnesota, together with that part of Lot 2, said Block 1, lying north of the westerly extension of the south line of said Lot 1.

Which lies westerly and southerly of a line described as beginning at the northwest corner of said Lot 1; thence on an assumed bearing of South 89 degrees 25 minutes 17 seconds West, along the north line of said Lot 2, a distance of 136.21 feet to the point of beginning of the line to be described; thence South 0 degrees 42 minutes 53 seconds East 163.86 feet; thence North 89 degrees 14 minutes 53 seconds East 299.59 feet to the easterly line of said Lot 1 and said line there terminating.

AREA = 131,171 square feet or 3.011 acres

PROPOSED PARCEL B:

That part of the following described property:

Lot 1, Block 1, Maple Ridge Mall, according to the recorded plat thereof, Ramsey County, Minnesota, together with that part of Lot 2, said Block 1, lying north of the westerly extension of the south line of said Lot 1.

Which lies easterly and northerly of a line described as beginning at the northwest corner of said Lot 1; thence on an assumed bearing of South 89 degrees 25 minutes 17 seconds West, along the north line of said Lot 2, a distance of 136.21 feet to the point of beginning of the line to be described; thence South 0 degrees 42 minutes 53 seconds East 163.86 feet; thence North 89 degrees 14 minutes 53 seconds East 299.59 feet to the easterly line of said Lot 1 and said line there terminating.

AREA = 49,279 square feet or 1.131 acres

LEGEND

- Denotes found iron monument
- Denotes iron monument set marked with PLS No. 15480, unless otherwise noted
- BE Denotes building entrance
- BTC Denotes top of bituminous curb
- BTB Denotes beaver tail curb
- CB Denotes catch basin
- CBOX Denotes control box
- CBX Denotes communication box
- CHP Denotes cast iron pipe
- COL Denotes building column
- CS Denotes curb stop
- CWB Denotes concrete wall base
- DIP Denotes ductile iron pipe
- FF Denotes finished floor
- FH Denotes fire hookup
- FP Denotes flag pole
- GDGR Denotes garage door card reader
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HOPE Denotes high density polyethylene pipe
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaping
- LP Denotes light pole
- MC Denotes metal cover
- MH Denotes manhole
- OD Denotes overhead door
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PKS Denotes parking sign
- PPLU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- ID Denotes trench drain
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve
- CRAB Denotes Crabapple tree
- SPCG Denotes Colorado Green Spruce tree

BENCH MARKS (BM)

NAVD 88 datum

- Ramsey County geodetic database station 9126 3" aluminum monument located in the City of Maplewood; on the east side of White Bear Avenue approximately 290 feet north of County Road C on school property; 110.3 feet south of end of cyclone fence; 14.0 feet east of east curb of White Bear Avenue and 0.5 feet west of sign and post. Elevation = 927.485 feet
- Top of top nut of second fire hydrant south of County Road C on the west side of White Bear Avenue at the southeast corner of the subject property, east of sidewalk. Elevation = 924.82 feet
- Top of top nut of fire hydrant at the northwest corner of parking lot, 30± feet north of the most northerly building corner of the southerly building. Elevation = 920.35 feet
- Top of top nut of fire hydrant 25± feet southerly of the southeast building corner of the northerly building. Elevation = 920.69 feet

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 29th day of September, 2014

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

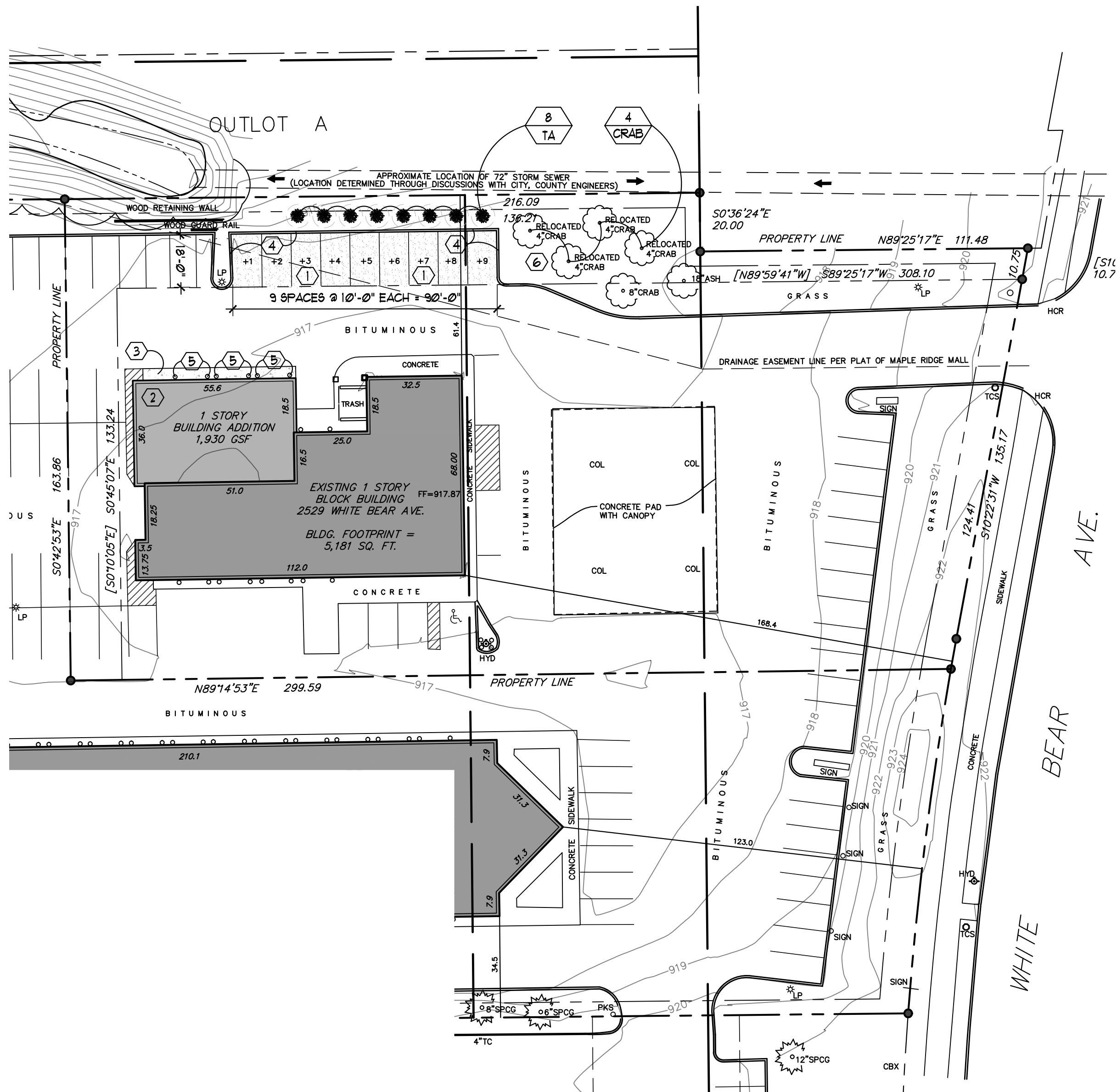
Revise easements	SMT	10/30/2014
Revise with access easement	SMT	10/24/2014
Revise bearing on proposed description	SMT	10/02/2014
Revision	By	Date
	SMT	

Drawing Title:
**LOT DIVISION SURVEY FOR:
MNMAC REAL ESTATE TRUST, LLC
MAPLEWOOD AUTO MALL
2525 WHITE BEAR AVENUE**

SUNDE LAND SURVEYING
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2456 (Fax: 952-888-8588)
West Office: Mankato, North Dakota 58001-5663-5562

Project: 95-125-A Bk./Pg. 713/51 Date: 09/29/2014
Township: 29 Range: 22 Section: 11 Sheet: 1 of 2
File: 95125A001R3.dwg



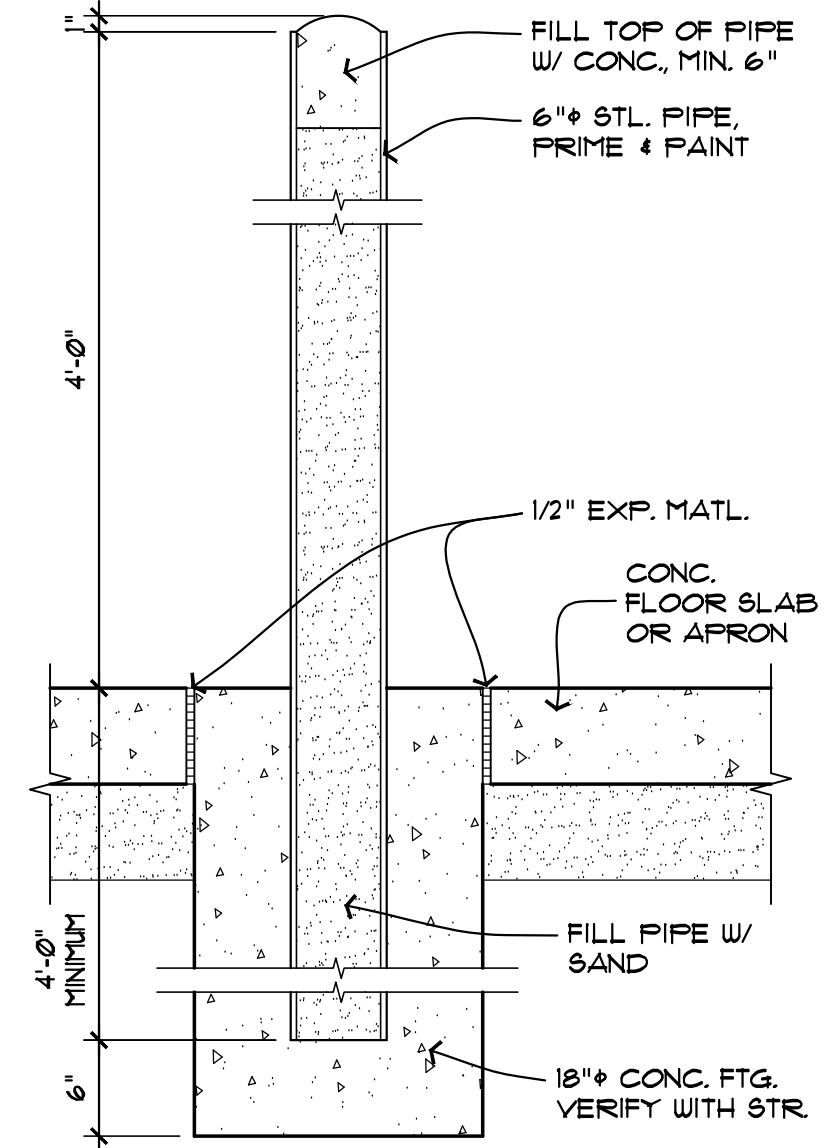
1 ROOF AND SITE PLAN
SCALE: 30' = 1'-0"

GENERAL SITE PLAN NOTES:

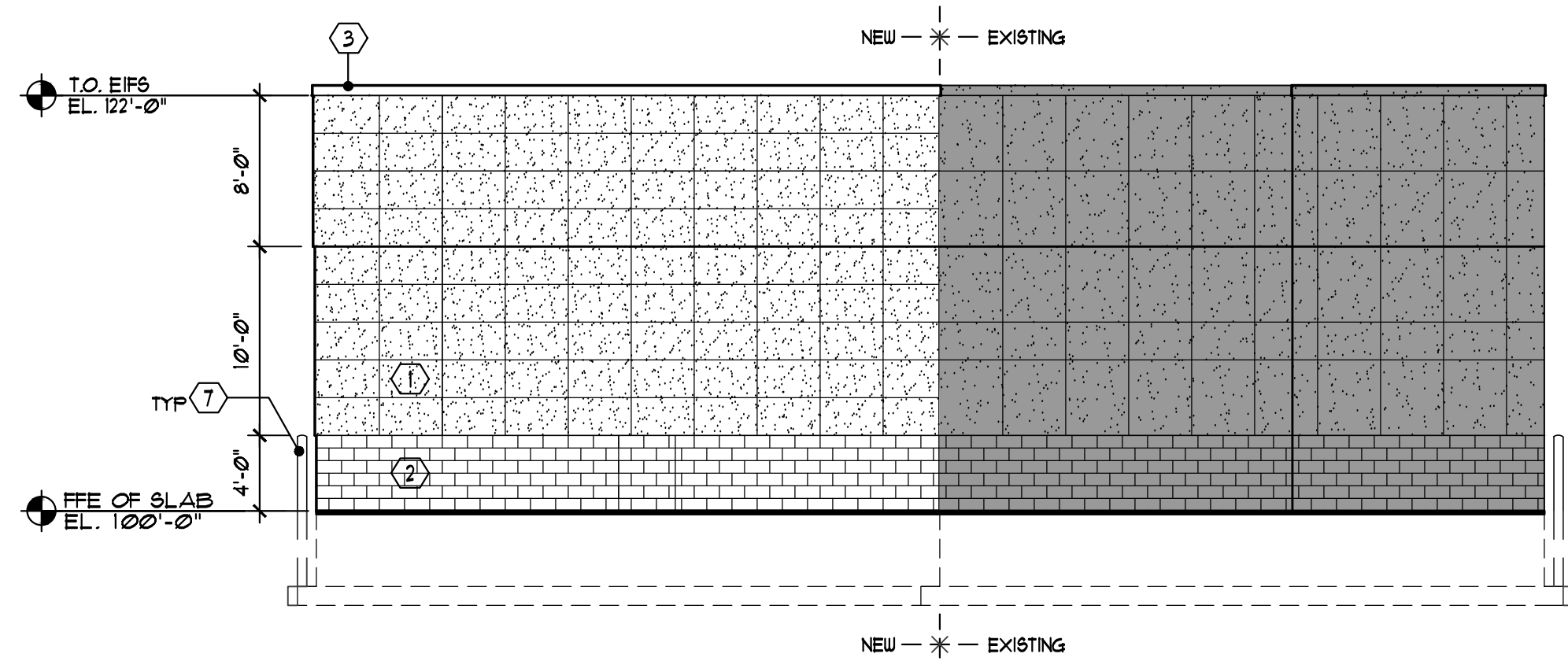
1. BEARING, DIMENSIONS, AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO PROJECT ALTA/ASCM LAND TITLE SURVEY FOR PROPERTY LEGAL DESCRIPTION AND VERIFICATION OF REFERENCED INFORMATION.
2. ALL AREAS NOT OTHERWISE NOTED SHALL BE LANDSCAPED. REFER TO LANDSCAPE PLAN L&I.0 FOR ADDITIONAL INFORMATION.
3. G.C. TO COORDINATE ALL DIMENSIONS WITH CIVIL DRAWINGS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
4. SEE CIVIL DRAWINGS FOR CURB DIMENSIONS AND DETAILS, UTILITIES AND SITE DEVELOPMENT PLANNING.
5. SEE SHEETS A110 AND A111 FOR SITE DETAILS.

SITE PLAN KEYED NOTES:

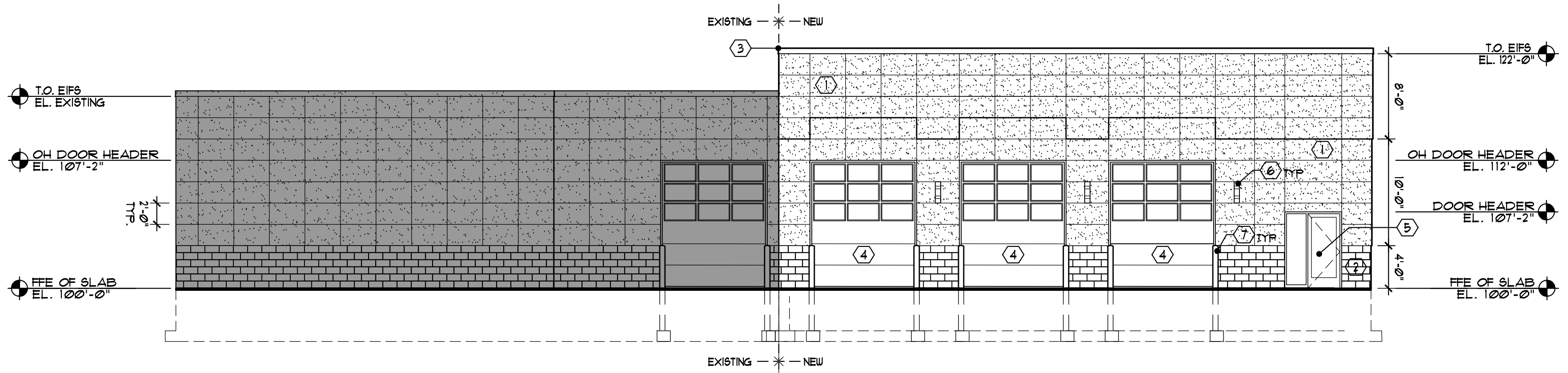
- 1 NEW BITUMINOUS PARKING LOT PAVING AND YELLOW PAINT PARKING STALL STRIPING FOR NINE ADDITIONAL CUSTOMER PARKING STALLS AT 10'-0" x 18'-0".
- 2 SAW CUT EXISTING BITUMINOUS OUT AS NEEDED FOR BUILDING ADDITION AND NEW CONCRETE APRON. PATCH CUT AREA WITH NEW BITUMINOUS AFTER CONSTRUCTION WORK IS COMPLETED.
- 3 CONCRETE APRON AT OVERHEAD GARAGE DOOR.
- 4 NEW CONCRETE CURBS. SEE CIVIL FOR LOCATIONS & DETAILS.
- 5 CONCRETE FILLED PIPE BOLLARDS, SEE 2/A1 FOR MORE DETAILS
- 6 RELOCATE TREES TO THIS AREA FROM NEW PARKING SPACES AS CURRENTLY SHOWN
- 7 RE-SEED GRASS AREAS AROUND NEW PARKING PLACES AND CURBS



2 BOLLARD DETAIL
SCALE: 1" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- FOUNDATIONS SHALL NOT BE EXPOSED. PROVIDE BRICK LEDGES AS REQUIRED.
- PROVIDE EXPANSION JOINTS (E.J.) & CONTROL JOINTS (C.J.) AS NEEDED.
- ALL EXPOSED STEEL LINTELS TO BE PAINTED PRIOR TO INSTALLATION.
- ALL CONCRETE BLOCK TO BE INTEGRALLY COLORED.

ELEVATION KEYED NOTES:

- EIFS WALL PANEL. COLOR TO MATCH EXISTING.
- ROCK FACE MASONRY BLOCK. COLOR TO MATCH EXISTING.
- PREFINISHED SHEET METAL FLASHING & COPING AT TOP OF PARAPET. COLOR TO MATCH EXISTING COPING.
- 10'-0" x 12'-0" METAL OVERHEAD DOOR AND TUBE STEEL FRAME. RE-USE DOORS AND FRAMES FROM EXISTING NORTH WALL LOCATION.
- 3'-0" x 7'-0" ALUMINUM STOREFRONT DOOR WITH 2'-4" SIDELIGHT & FRAME (INSULATED). FRAME TO BE EXTRUDED THERMALLY BROKEN ALUMINUM AND GLASS TO MATCH GLASS ON EXISTING BUILDING.
- EXTERIOR WALL LIGHT FIXTURE. REUSE EXISTING.
- 6" STEEL TYPE BOLLARD. COLOR TO MATCH EXISTING.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND NOTES WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: MICHAEL S. SPERIDES
FIRM: SPERIDES REINERS ARCHITECTS, INC.
DATE: 10/26/2015 REG. NO. 19681

ISSUE: 10/26/2015
10/26/2015
10/26/2015
10/26/2015

MAPLEWOOD AUTO MALL ADDITION

92529 WHITE BEAR AVE, MAPLEWOOD, MN 55109

- ELEVATIONS
- DETAILS

PROJECT NO: 15-067
DRAWN BY: T.J.
CHECKED BY: N.S.

A3